

OFFICE LOCATION:
Town Hall Annex
54375 State Route 25
(cor. Main Rd. & Youngs Ave.)
Southold, NY



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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING
AGENDA

MAY 2, 2016
6:00 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **June 6, 2016 at 6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

SUBDIVISIONS

Sketch Plat Extensions:

Koehler Family Limited Partnership - This proposal is a Clustered Standard Subdivision of a 14.94 acre parcel into eight lots where Lot 1 equals 0.83 acres inclusive of 0.04 acres of unbuildable lands; Lot 2 equals 0.85 acres inclusive of 0.05 acres of unbuildable lands; Lot 3 equals 1.13 acres inclusive of 0.26 acres of unbuildable lands; Lot 4 equals 0.70 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.70 acres; Lot 7 equals 0.73 acres; and Lot 8 equals 8.72 acres of Open Space and 0.05 acres of unbuildable lands, located in the R-80 Zoning District. This property includes a proposed road totaling 0.54 acres. The property is located at 4180 New Suffolk Avenue, on the corner of Marratooka Road and New Suffolk Avenue, in Mattituck. SCTM#1000-115-10-1

Conditional Final Plat Determinations:

James Creek Landing - This proposal is to subdivide a split-zoned parcel into five lots where Lot 1 = 2 acres inclusive of a 1 acre Open Space Easement Area; Lot 2 = 2 acres inclusive of a 1.2 acres Open Space Easement Area; Lot 3 = 5.5 acres inclusive of a 1.3 acres Open Space Easement Area; and Lot 4 = 3.7 acres inclusive of a 1.7 acres Open Space Easement Area in the R-80 Zoning District. Lot 5 = 1.8 acres inclusive of 0.3 acres of Open Space Easement Area and is located in the B Zoning District. The property is located at 11950 NYS Route 25, on the west side of NYS Route 25, approximately 280' south of New Suffolk Avenue in Mattituck. SCTM#1000-122-3-1.4

Set Final Plat Hearings:

Roy Reeve & Raymond Nine - This proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts. The property is located at 13400 Route 25 & 855 New Suffolk Avenue, approximately 478' east of Love Lane, in Mattituck. SCTM#1000-114-11-9.6 & 22.2

Joint Industry Board & McBride - This proposed re-subdivision will reconfigure the lot lines of two parcels, SCTM#1000-83-2-17.1 (28.7 ac) and SCTM#1000-83-2-16 (30.8 ac), with no change to the current lot sizes. Currently both parcels front on and run perpendicular to Oregon Road. The proposed re-subdivision would result in the majority of the road frontage shifting to Lot 16. Lot 17.1 would be located behind (to the northwest) of Lot 16. This proposal is located in the AC and RR Zoning Districts. The property is located at 10475 Oregon Road, Cutchogue.

OTHER

Extension of Time to Render Preliminary Plat Determinations:

Koehler Family Limited Partnership - SCTM#1000-115-10-1.

Harold R. Reeve & Sons, Inc. - This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lot 1 equals 1 acre inclusive of 0.06 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.05 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District. The property is located at 1605 Wickham Avenue, on the n/s/o County Road 48, approximately 190' w/o Wickham Avenue, in Mattituck. SCTM#1000-140-1-6

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Type Classifications:

Roy Reeve & Raymond Nine - SCTM#1000-114-11-9.6 & 22.2.

Joint Industry Board & McBride - SCTM#1000-83-2-16 & 17.1.

SEQRA Determinations:

The Estates at Royalton - This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck. SCTM#1000-113-7-19.23

SITE PLANS

Approval Extensions:

Peconic Landing Tennis Courts - This amended Site Plan is for the re-location of a 108' x 120' (12,960 sq. ft.) paved area for two (2) tennis courts in addition to eight (8) parking stalls with one (1) ADA. The property is located at 1205 NYS Rt. 25, ±2,390' e/o Sound Road & NYS Rt. 25, Greenport. SCTM#1000-35-1-25

Harbes Greenhouse & Farm Shed - This Site Plan is for the construction of a 30' x 96' (2,880 sq. ft.) greenhouse, a 12' x 16' farm shed and a 10' x 16' poultry pen on 13.5 acres in the A-C Zoning District. The property is located at 555 Sound Avenue, ±830' w/o Aldrich Lane, Mattituck. SCTM#1000-120-1-3

Surrey Lane, LLC - This Site Plan is for the construction of a 90' x 42' (3,780 sq. ft.) agricultural equipment storage building on a SC Development Rights property of 43.7 acres in the A-C Zoning District. The property is located at 13200 Route 25, ±225' west of Wickham Avenue, Mattituck. SCTM#1000-69-5-18.6

Goggins, William - This Site Plan is to convert an existing 2,187 sq. ft. single family dwelling to include two one-bedroom apartment units at 600 sq. ft. each and a 785 sq. ft. office pursuant to ZBA File #6677. Eight parking stalls are proposed at 13200 NYS Rt. 25, Mattituck, in the HB Zoning District. The property is located at 13200 Route 25, ±225' west of Wickham Avenue, Mattituck. SCTM#1000-114-11-9.1

Set Hearings:

Craft Master Hops - This Agricultural Site Plan is for the proposed construction of a 120' x 60' (7200 sq. ft.) frame barn for agricultural storage on Suffolk County Development Rights land; 19.9 acres in the A-C Zoning District. The property is located at 10765 CR 48, ±1,400' s/w/o Wickham Avenue and CR 48, Mattituck. SCTM#1000-108-1-1.1

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Craft Master Hops - SCTM#1000-108-1-1.1.

PUBLIC HEARINGS

6:01 p.m. - Boccio, Michael & Jennifer - This proposal is to remove a 50' right-of-way notation from Lot 4 of the previously approved subdivision map entitled "Minor Subdivision of Robert T. Bayley dated May 20, 1976. The property is located on s/s of Soundview Avenue, 854' W/of Kenney's Road, Southold. SCTM#1000-59-7-29.5

6:02 p.m. - East End Tick & Mosquito Pest Control - This Site Plan is for the proposed conversion of an existing building to a single family dwelling with an attached business office with four (4) parking stalls on 0.25 acres in the Limited Business (LB) Zoning District. The property is located at 36570 Route 25, ±420' s/w/o of Skunk Lane & Main Road, Cutchogue. SCTM#1000-97-3-2

6:03 p.m. - Sports East Fitness Club - This Site Plan is for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, a 150' x 550' (82,500 sq. ft.) building to include a pool, basketball court, soccer field and space for physical fitness activities with 224 parking spaces on 20.8 acres in the R-80 Zoning District. The property is located at 9300 Route 25, ±141's/w/o Sigsbee Road & NYS Route 25, Mattituck. SCTM#1000-122-7-9

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **April 4, 2016.**